

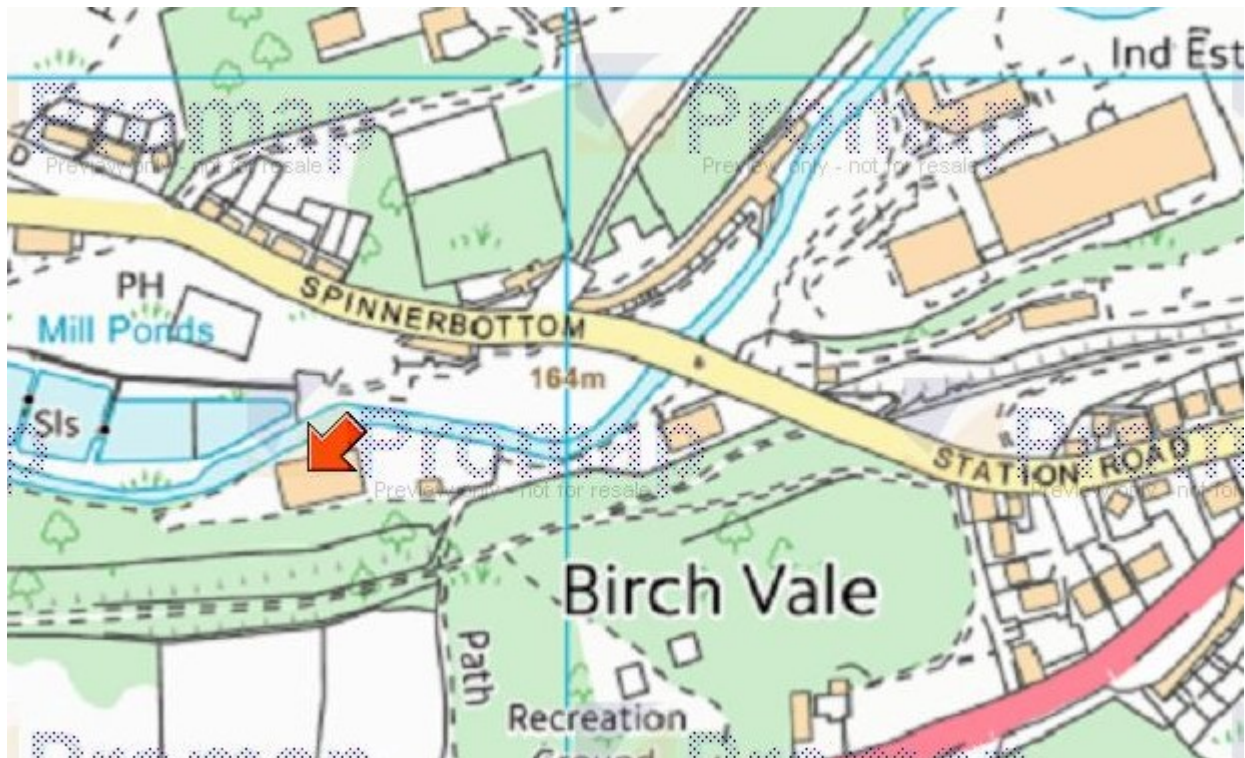
**BACK SPINNERBOTTOM, BIRCH VALE, DERBYSHIRE, SK22 1BN**

**EXTENSION TO EXISTING COMMERCIAL BUILDING,  
WITH ASSOCIATED PARKING AND LANDSCAPING**

**FLOOD STATEMENT**

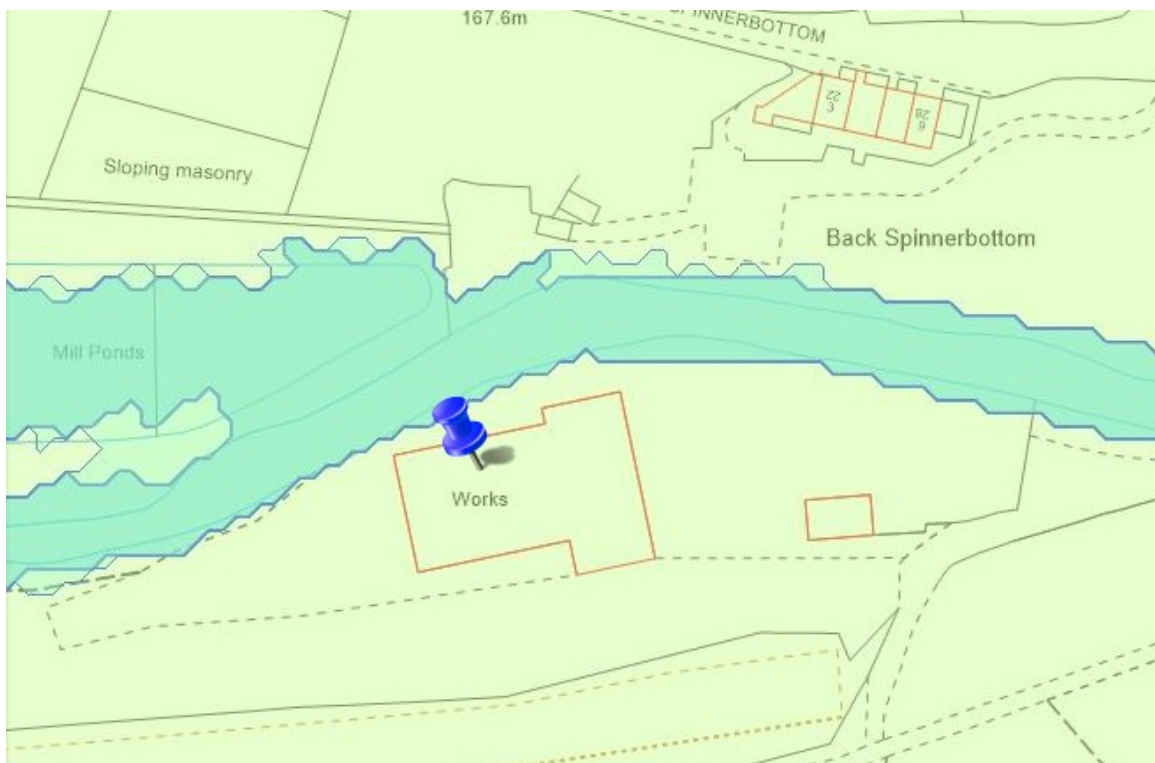
**JANUARY 2024**

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- 1 This statement is submitted on behalf of Environ Fabrications to accompany the full planning application which seeks consent to regenerate the existing employment site at Back Spinnerbottom by extending and improving the facility. The main building at the site which is the focus of the works is denoted by a red arrow in the aerial view on the cover of this statement.
- 2 This document provides a review of the proximity of the building onto which the alterations are proposed in relation to the flood zone to the north. As can be observed on the High Peak Local Plan map extract below, it is only the northern fringe of the landholding which encroaches marginally onto the defined flood zones and not any area on which the actual extended building is proposed.



- 3 As such, the status quo is maintained and there is no greater flood risk proposed by the works put forward than that which currently exists for the side access which remains in place along the same alignment.

- 4 It is noted that Policy EQ 11 'Flood Risk Management' of the High Peak Local Plan states that the Council will support development proposals that avoid areas of current or future flood risk and which do not increase the risk of flooding elsewhere, where this is viable and compatible with other policies aimed at achieving a sustainable pattern of development. As the scheme proposes extensions to the existing building which lies outside of the flood zone, the scheme presents no risk whatsoever in this regard and therefore complies with Policy EQ 11.
- 5 A further material consideration is that even in the extreme rainfall recently experienced at the time of this report being produced which resulted in the flooding of many areas, the water levels of the watercourse to the north of the site remained well below its banks without ever threatening any form of water spillage to the adjacent areas.
- 6 Accordingly, it is trusted that based on the information within this statement the Local Planning Authority will not consider there is a need for a formal Flood Risk Assessment to be produced, given that such a document is unnecessary as none of the actual development is within flood zones. The obtaining of such a report would also entail considerable abortive expense for the applicant.